

## Scottsdale Estates Preliminary Plat Project Narrative

### Purpose of Request:

This narrative accompanies a Preliminary Plat application submittal to the City of Scottsdale for a gated 11 lot development proposed on 6 acres located at the Northeast corner of 90<sup>th</sup> Street and Cactus Road.

### Relationship to Surrounding Properties:

The property is bound by Cactus Road to the South and 90<sup>th</sup> Street to the West. An existing residential development exists to the North, while a Church exists to the East. As previously stated R1-18 developments occur on all sides of the site (excepting the church parcel). The aerial illustrates the proposed development's compatibility with the adjacent developments.



### Description of Proposal:

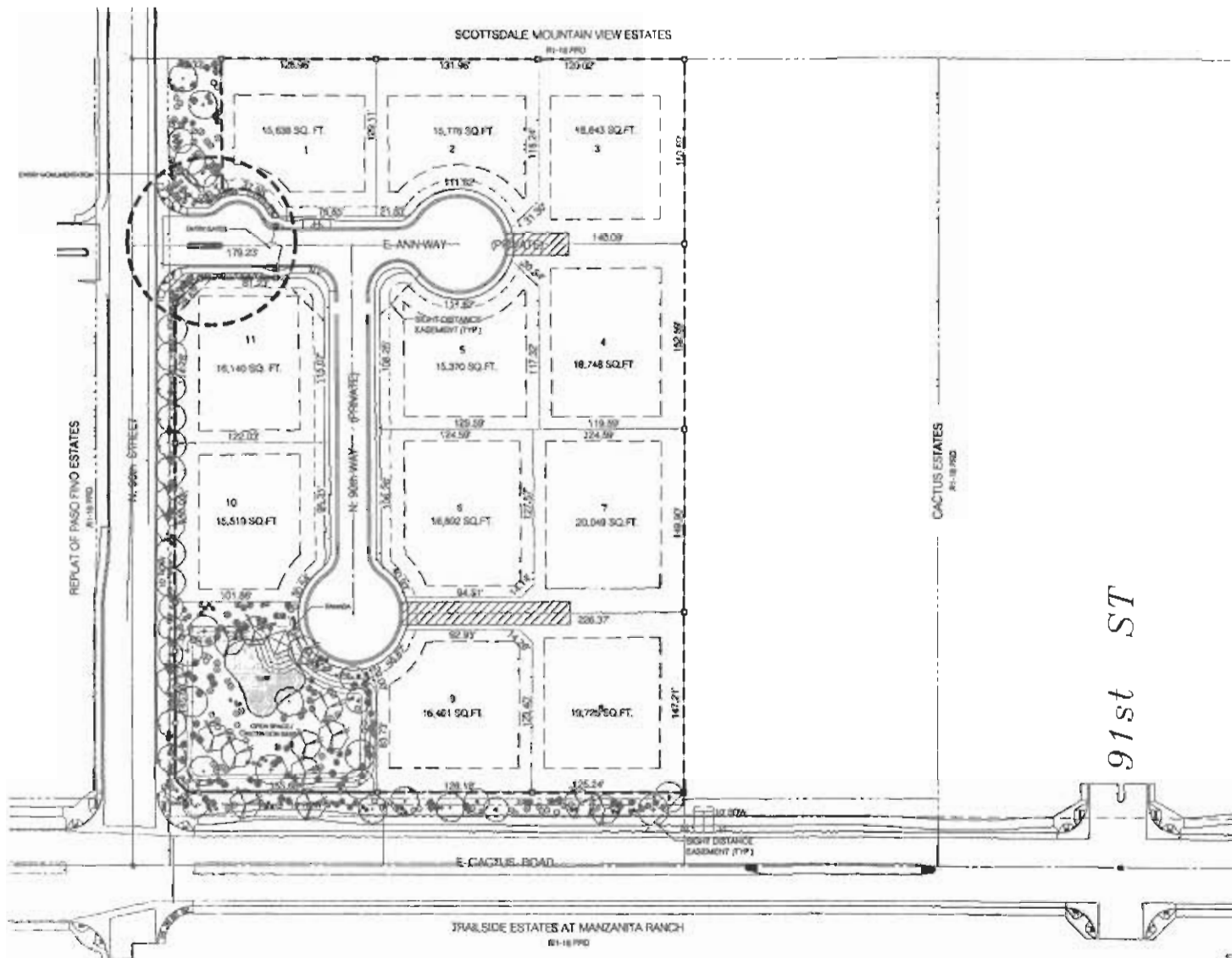
The property was recently rezoned R1-18 PRD and is proposed to be developed under the amended development standards approved under the PRD. The site plan consists of 11 lots that are accessed via one point of access to 90<sup>th</sup> Street. E. Ann Way aligns with the project entrance on the west side of 90<sup>th</sup> Street. Since the project is proposed to be gated, the interior streets are private and will be maintained by the project Home Owner's association. A flag-lot design was utilized to maximize the open space provided along Cactus Road while still meeting the unit count needed by the developer. All lots will conform to the requirements of Scottsdale's development code except where amended by the PRD development standards.



## Residential Subdivision

## Conceptual Landscape Site Plan

Prepared for: **earlie**  
H O M E S



WATER INTENSIVE LANDSCAPE	
NET LANDSCAPEABLE COMMONS AREA	sq. ft. 3,000
ESTIM. GROSS I.R.T. = 10% =	300 sq. ft.
ADDITIONAL I.R.T. = 10% =	300 sq. ft.
TOTAL I.R.T. = 600 sq. ft.	
4.5 GALLON WATER PER SQ. FT. LANDSCAPE =	2,700 G.P.

13-PP-2005-  
9/13/05



SCALE		$\Delta T = 40^\circ - 0^\circ$
100	100	100
50	50	50
0	0	0

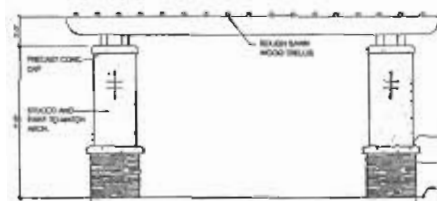
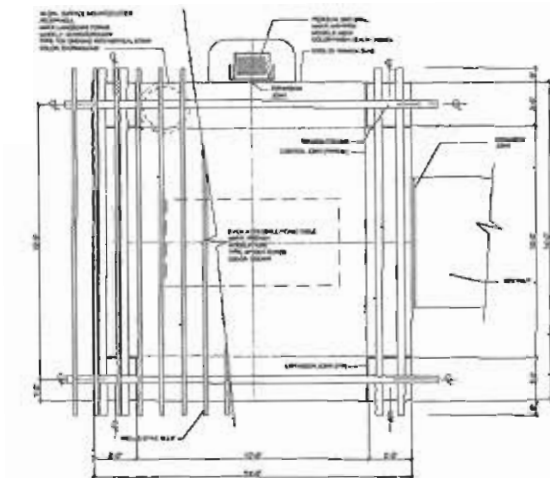
CLALAND-GROUP  
00-794-2006

## Residential Subdivision

### Conceptual Hardscape Details

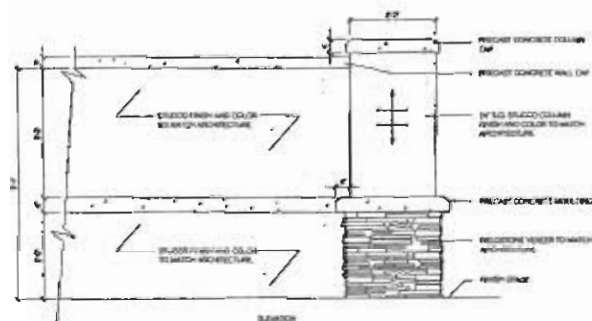
Prepared for: **earlie**  
H O M E S

**NOTE:**  
ALL DETAILS SHOWN ARE FOR  
REFERENCE PURPOSES ONLY. SEPARATE  
PERMIT AND APPROVAL REQUIRED.



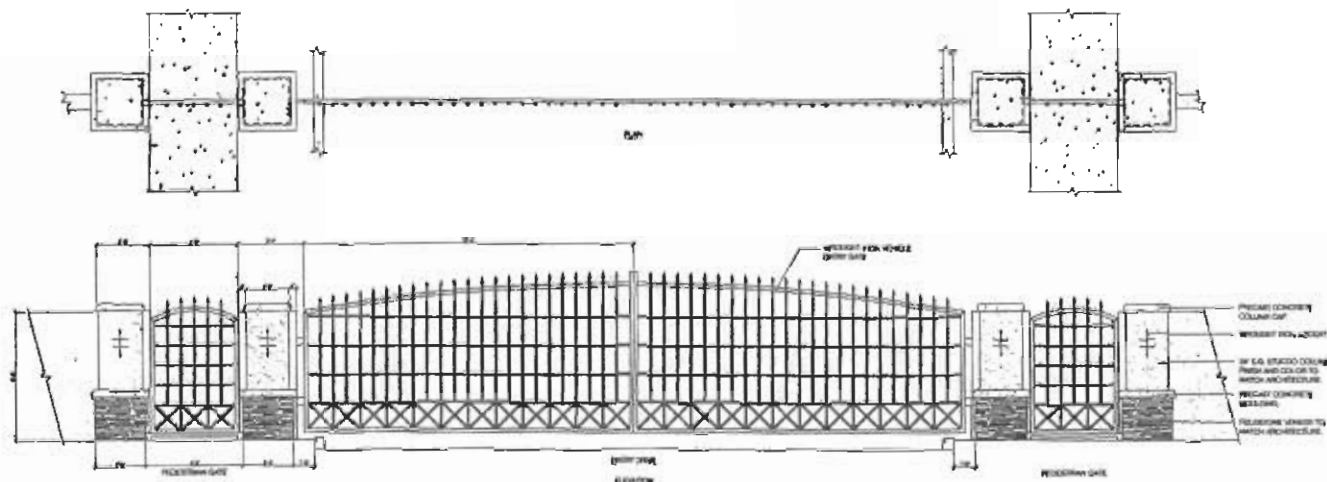
RAMADA

38-10



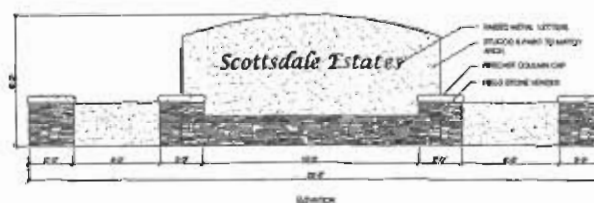
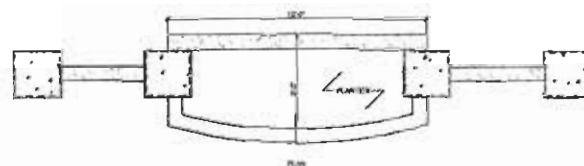
PERIMETER WALL

346-5-97



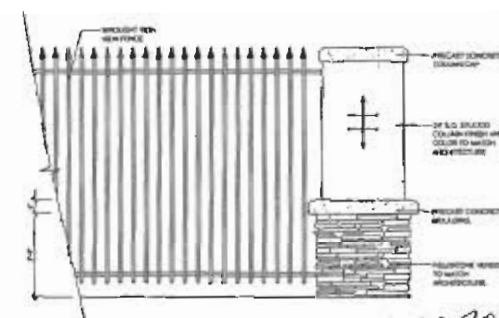
## ENTRY GATES

34-10



ENTRY MONUMENT

36-145



VIEW FENCE

 $3/4^{\circ} = 1^{\circ} - 1/4^{\circ}$ 

13-PP-2005  
9/13/05



— **W W W**